

Denis Law  
Mayor

# City of Renton



City Clerk - Jason A. Seth, CMC

November 13, 2014

Xiaoli Stoyanov  
Ellumus, LLC:  
3600 136<sup>th</sup> Place SE, Suite 230  
Bellevue, WA 98006

Re: Final Decision for My Dental Mixed-Use Site Plan and Modifications  
LUA-14-001148

Dear Xiaoli Stoyanov:

Attached is your copy of the Hearing Examiner's Final Decision dated November 12, 2014, in the above-referenced matter.

If I can provide further information, please feel free to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jason A. Seth".

Jason A. Seth  
City Clerk

Enc.: Hearing Examiner's Decision

cc: Hearing Examiner  
Kris Sorensen, Associate Planner  
Jennifer Henning, Planning Director  
Vanessa Dolbee, Current Planning Manager  
Steve Lee, Development Engineering Manager  
Craig Burnell, Building Official  
Sabrina Mirante, Secretary, Planning Division  
Ed Prince, City Councilmember  
Julia Medzegian, City Council Liaison  
Mark Mao, My Dental, Applicant  
Parties of Record (3)



## FINDINGS OF FACT

### Procedural:

1. Applicant. Park 09 LLC.

2. Hearing. A hearing was held on the application on October 28, 2014.

3. Project Description. The applicant requests site plan approval and approval of two development standard modifications for the construction of a three story mixed use building composed of seven multi-family dwelling units cover 10,345 square feet and 8,469 square feet of nonresidential space.

The seven multi-family units would be located on the top floor and loft level with a density at 24 du/ac. The residential units range in size from 848 sf to 1,630 sf. The proposal is located on three parcels on the west side of Park Ave N. The parcels will be combined into a 13,948 sf site. The proposal includes the demolition of an existing restaurant and two homes. The structure would have an average height of 53 feet. 12 of the parking stalls would be under the upper floors of the building. Approximately 97 percent of the site would be impervious surface. Primary access would be via a curb cut along Park Ave N with secondary access from the public alley to the west.

The applicant requests two Modifications for allowances to deviate from the parking standards and landscaping standards (Exhibits 8 and 9). For parking, the specific request is to allow less parking stalls for the dental office area than required by RMC 4-4-080 and additionally allow required residential parking stalls to be shared with the non-concurrent commercial uses. A minimum of 31 stalls is required for the site; 7 stalls for the multi-family units, 3 for the retail area, and 21 for the dental office space. The applicant requests that the dental office space be allowed 17 stalls and that 4 of the residential parking stalls be allowed for use by the dental office during the daytime hours.

For the landscaping Modification, the applicant specifically requests that the required 10-foot wide landscape area along a public street and between surface parking and a street, per RMC 4-4-070, be reduced to 6 feet 8 inches in the northeast corner of the property between the public right-of-way and surface parking stalls on the northern boundary of the site.

4. Adequacy of Infrastructure/Public Services. The project will be served by adequate/appropriate infrastructure and public services. The adequacy of infrastructure and services is more specifically addressed as follows:

A. Water and Sewer Service. Sewer and water are provided by the City of Renton. Staff have determined that no off-site improvements are necessary to serve the site and that there is adequate system capacity.

1  
2 B. Fire and Police. The City of Renton will provide fire and police service. Fire and police  
3 department staff have determined that existing facilities are adequate to serve the  
4 development. Fire impact fees will be assessed at the time of building permit issuance to  
pay for proportionate share impacts to fire service.

5 C. Drainage. The applicant has submitted a preliminary drainage report, Ex. 24, that staff  
6 has found to be consistent with the adopted 2009 King County Surface Water Manual  
7 and City and The City of Renton Amendments to the KCSWM, Chapters 1 and 2. All  
8 core and special requirements have been discussed in the report. The project is subject  
9 to a Level 1 downstream analysis. The site has two drainage sub-basins. Runoff from  
10 Basin A is collected in a catch basin located at northwest corner of the site and is  
11 conveyed in a pipe system in the alley. Runoff from Basin B includes two single  
12 family homes where no stormwater conveyance system exists. Runoff from these two  
sites sheet flows to the alley. Basin B will include new sidewalk and planter strip in  
Park Ave where runoff will be conveyed to a storm filter prior to discharging into the  
city's storm system. The existing 0.32 acre site consists of 0.24 acres of impervious  
surface area.

13 C. Parks/Open Space. City development standards do not impose any park or open space  
14 requirements for the commercial portions of the project. Park impact fees will be due at  
15 the time of building permit issuance for the residential units. City development standards  
16 impose no open space requirements for mixed use buildings with less than ten dwelling  
units.

17 D. Off-Site Transportation. Staff have determined that the proposal is consistent with  
18 applicable transportation level of service standards and that the proposal will not  
19 create any significant off-site impacts that necessitate off-site mitigation. The applicant  
20 has prepared a traffic impact analysis, Ex. 25, that has been reviewed and approved by  
21 staff. The traffic impact analysis determined that weekday peak hour AM will  
22 generate 18 net vehicle trips and the PM peak hour will generate 23 net vehicle  
23 trips based on the analysis (Exhibit 25). The proposal is estimated to generate  
24 208 net weekday daily vehicle trips. The analysis concludes that because the  
project is only estimated to generate up to 23 new peak hour trips, and because  
the site access on Park Ave N will be restricted to right-in, right-out movements  
via the existing center curb, no significant traffic impacts are expected and no  
additional traffic analysis is warranted.

25 E. Parking (vehicular and bicycle). With the vehicular parking modification approved by  
26 this decision, the proposed vehicular and bicycle parking is consistent with applicable  
City parking standards as outlined in the staff report. 31 vehicular parking stalls are

1 required by City code and this number has been reduced to 24 through approval of the  
2 applicant's modification request. For bicycle parking stall requirements, the applicant  
3 would be required to provide 10% of the number of required off-street parking spaces  
4 for the commercial spaces and half a parking space for each multi-family dwelling.  
5 This would be a total of 2.4 stalls relative to the 24 required minimum stalls for the  
6 commercial uses, and 3.5 stalls for the 7 attached residential units. There is a  
7 difference in the code, RMC 4-4-080F as to the location and design of stalls depending  
8 on the use they are associated with. For non-office area bicycle parking, the location is  
9 not required to be in a secured area, where the stalls shall be conveniently located with  
10 respect to Park Ave N and within 50 feet of a main building entrance and visible to  
cyclists from the sidewalk or building entrance. For the office and dwelling unit  
related bicycle parking, stalls shall be provided for secure extended use in example  
areas such as bike lockers, in building parking, and limited access fenced areas with  
weather protection. The intent of the code is to provide quick parking areas for retail  
uses and longer term parking areas for employees in commercial spaces and  
residences.

11 The application identifies a bicycle rack for public use in the front of the building  
12 along Park Ave N right-of-way but does not identify secured parking areas for the  
13 offices and attached dwellings (Exhibit 13). Therefore, staff recommends, and a  
14 condition is imposed by this decision, that a bicycle parking plan and analysis be  
provided to, and approved by, the Current Planning Project Manager prior to  
construction permit issuance that meets the code requirements of RMC 4-4-080F.

15 F. Vehicular Access and Internal Circulation. The site currently has two curb cuts from Park  
16 Ave N to the east and access through the alley at the west. Park Ave N is a Principal  
17 Arterial. The two existing curb cuts on Park Ave N will be consolidated into one curb cut  
18 location. The driveway will be a right-in, right-out turn as there is a barrier in the middle  
of Park Ave N. By reducing the number of curb cuts (ingress and egress points) to Park,  
there is a reduction in the amount of pedestrian and vehicle cross-over in the sidewalk  
corridor.

19 The alley provides access to the commercial uses on the east side of the block and access  
20 to many single family homes on the west side of the block. The alley is a little different  
21 than most alley configurations that traditionally run fully through the middle of a block.  
22 The alley abutting the site turns 90 degrees at the northern terminus and provides access  
to the residential western side of the block and Pelly Ave and to the east and Park Ave.

23 The proposal includes tuck under parking beneath the upper floors for 12 stalls (Exhibit  
24 13). The other 12 surface parking stalls would be located behind the building near the  
25 alley and on the northern border of the subject site. The rear building entries are within  
26 close proximity of both parking areas. The front entries are not located adjacent parking  
areas or a driveway. All entries open to either the sidewalk realm at the front or towards a

1 parking area and not into an internal driveway or drive aisle which promote safety and  
2 efficiency. The accessible stalls are proposed as the nearest stalls to the rear entry area for  
3 easier access.

4 G. Landscaping. As outlined in the staff report, the proposal provides for landscaping that  
5 meets City standards with the landscape modification approved by this decision.

6 H. Refuse and Recycle Enclosure. The refuse and recyclables area is proposed at 160 s.f.  
7 which is more than the minimum area required as outlined in the staff report. The area is  
8 properly protected from weather and accessible without blocking parking areas. Screening  
9 is identified as brick walls (Exhibit 12).

10 I. Transit. Transit routes are located near the subject site for both King County Metro and  
11 Sound Transit busses. In front of the auto repair businesses to the north, along Park Ave, is  
12 a bus stop. The stop provides connection for Metro 240 and South Transit bus lines 560  
13 and 566. The bus lines provide connection at the Renton Transit Center to other local and  
14 regional transit routes. On the opposite side of Park Ave N, at the intersection with N 6<sup>th</sup>  
15 St, are stops for routes heading north on Park, including bus lines for Metro 240 and 342  
16 and Sound Transit Routes 560 and 566.

17 5. Adverse Impacts. There are no significant adverse impacts associated with the project.  
18 Adequate infrastructure serves the site as determined in Finding of Fact No. 4. Impacts are more  
19 specifically addressed as follows:

20 A. Compatibility. The proposal is compatible with surrounding uses. Surrounding uses on  
21 three sides are commercial with single-family to development to the west. The single-  
22 family development to the west is separated by an alley, the building is built away from  
23 the west side of the lot and on-site landscaping required and proposed of the development  
24 helps to mitigate against aesthetic impacts. Staff recommends additional tree plantings to  
25 provide transitions between the proposed building and westerly residential single family  
26 area and a revised planting schedule with taller proposed shrubs for screening. This  
recommended condition has been adopted by this decision. Staff has also recommended  
more trees and higher shrubs for other parts of the project site and these recommendations  
have also been adopted by this decision. The proposed building is only three stories high  
and is of exceptional articulated design that does not create any significant impression of  
bulk or scale.

B. Views. According to the staff report, the proposal would not affect any view corridors,  
including view corridors to shorelines or Mt. Rainier.

- 1
- 2 C. Lighting. The applicant did not provide an on-site lighting plan. A condition of approval
- 3 will require the applicant to provide a lighting plan that adequately provides for public
- 4 safety without casting excessive glare on adjacent properties at the time of building permit
- 5 review. Down-lighting shall be used in all cases to assure safe vehicular movement in an
- 6 area where pedestrians could be walking. The lighting plan shall be submitted to, and
- 7 approved by, the Current Planning Project Manager prior to building permit approval.
- 8
- 9 D. Screening. As previously determined in the discussion on computability, as conditioned
- 10 the proposal provides for adequate screening to surrounding uses (most notably the
- 11 residential uses to the west) by screening through landscaping. The application does not
- 12 show surface mounted equipment on plan sets but does show roof-top equipment in the
- 13 form of heating and air conditioning related equipment (Exhibit 20). Screening is
- 14 proposed for the roof-top equipment through the use of parapets and roof top screening as
- 15 identified on the building section (Exhibit 21) and elevations (Exhibit 12). The proposed
- 16 refuse and recycling area will be screened from view by brick walls. The shielding
- 17 proposed would provide the required screening of the roof-top equipment and the refuse
- 18 and recycling area.
- 19
- 20 E. Privacy and Noise. The proposal adequately protects against noise and privacy impacts to
- 21 the residences to the west as well as its own residential units. As noted previously, the
- 22 building is built away from the residential uses to the west and is separated by an alley.
- 23 The separation and landscaping required for the proposal provides for both privacy
- 24 protection and noise reduction for the western residential uses. The proposed residential
- 25 units will be located on the top floor and loft portions of the building, away from the
- 26 pedestrian activity along Park Avenue.
- 27
- 28 F. Natural Systems Features. The proposal does not adversely affect any existing natural
- 29 system and will serve to enhance adjoining tree canopy systems. The three parcels that
- 30 combine to create the subject site are developed with structures on each site. There are no
- 31 natural systems. There are a few fruit trees that have been identified to be removed on the
- 32 properties but no street trees on Park Ave. The project proposes a few trees to be planted
- 33 (Exhibit 19). The street trees provide a type of natural system through their canopy
- 34 coverage and greening of the street and pedestrian areas. Currently, there are no street
- 35 trees in the right-of-way. Adding the landscaping along the project frontage provides a
- 36 continuity of the existing natural systems already existing in the street and pedestrian
- 37 area.
- 38
- 39 G. Loading Areas. The proposal does not indicate loading docks, which are usually areas
- 40 for commercial and industrial uses requiring larger deliveries and loading bays related to
- 41 warehouse storage type interior spaces. The proposed uses are not anticipated to require

regular loading bays for large deliveries and/or shipments. It is anticipated that the proposal may have irregular delivery or shipments that are smaller in nature and would be through Fed Ex, USPS, UPS, and similar sized trucks. Such trucks do not require loading bays. Therefore, staff finds that loading docks would not be needed.

### Conclusions of Law

1. Authority. RMC 4-9-200(B)(2)(a) requires site plan review for all development in the CA zone. RMC 4-9-200(D)(2)(c) requires a public hearing before the hearing examiner because there is adjoining residentially zoned property. RMC 4-8-080(G) classifies hearing examiner site plan review as Type III permits and modifications as Type I permits. The site plan and modification requests of this proposal have been consolidated. RMC 4-8-080(C)(2) requires consolidated permits to each be processed under "the highest-number procedure". The site plan has the highest numbered review procedures, so the site plan and modification requests must be processed as Type III applications. As Type III applications, RMC 4-8-080(G) grants the Examiner with the authority to hold a hearing and issue a final decision on them, subject to closed record appeal to the City Council.

2. Zoning/Comprehensive Plan Designations. The subject property is zoned Commercial Arterial (CA) and its comprehensive plan designation is Commercial Corridor (CC).

3. Review Criteria. Site plan review standards are governed by RMC 4-9-200(E)(3). Modification criteria are governed by RMC 4-9-250(D). Applicable criteria are quoted below in italics and applied through corresponding conclusions of law.

### Site Plan

**RMC 4-9-200(E)(3): Criteria:** *The Administrator or designee must find a proposed project to be in compliance with the following:*

**a. Compliance and Consistency:** *Conformance with plans, policies, regulations and approvals, including:*

**i. Comprehensive Plan:** *The Comprehensive Plan, its elements, goals, objectives, and policies, especially those of the applicable land use designation; the Community Design Element; and any applicable adopted Neighborhood Plan;*

**ii.** *Applicable land use regulations;*

**iii.** *Relevant Planned Action Ordinance and Development Agreements; and*



1           ***iv. Design Regulations:*** *Intent and guidelines of the design regulations located in RMC 4-*  
2           ***3-100.***

3           4.     The proposal is consistent with applicable comprehensive plan policies, zoning regulations  
4           and design regulations as outlined in Finding 23(a)-(c) of the staff report, which is adopted by this  
5           reference as if set forth in full, including the findings and conclusions.

6           **RMC 4-9-200(E)(3)(b): Off-Site Impacts:** *Mitigation of impacts to surrounding properties and*  
7           *uses, including:*

8                   ***i. Structures:*** *Restricting overscale structures and overconcentration of development on a*  
9                   *particular portion of the site;*

10                  ***ii. Circulation:*** *Providing desirable transitions and linkages between uses, streets,*  
11                  *walkways and adjacent properties;*

12                  ***iii. Loading and Storage Areas:*** *Locating, designing and screening storage areas,*  
13                  *utilities, rooftop equipment, loading areas, and refuse and recyclables to minimize views*  
14                  *from surrounding properties;*

15                  ***iv. Views:*** *Recognizing the public benefit and desirability of maintaining visual*  
16                  *accessibility to attractive natural features;*

17                  ***v. Landscaping:*** *Using landscaping to provide transitions between development and*  
18                  *surrounding properties to reduce noise and glare, maintain privacy, and generally*  
19                  *enhance the appearance of the project; and*

20                  ***vi. Lighting:*** *Designing and/or placing exterior lighting and glazing in order to avoid*  
21                  *excessive brightness or glare to adjacent properties and streets.*

22           5.     As determined in Finding of Fact No. 4 and 5, the proposal will not create any significant off-  
23           site impacts, including the impacts specifically addressed in the criteria above.

24           **RMC 4-9-200(E)(3)(c): On-Site Impacts:** *Mitigation of impacts to the site, including:*

25                   ***i. Structure Placement:*** *Provisions for privacy and noise reduction by building placement,*  
26                   *spacing and orientation;*

***ii. Structure Scale:*** *Consideration of the scale of proposed structures in relation to natural*  
                  *characteristics, views and vistas, site amenities, sunlight, prevailing winds, and pedestrian*  
                  *and vehicle needs;*

1        **iii. Natural Features:** Protection of the natural landscape by retaining existing vegetation  
2        and soils, using topography to reduce undue cutting and filling, and limiting impervious  
3        surfaces; and

4        **iv. Landscaping:** Use of landscaping to soften the appearance of parking areas, to provide  
5        shade and privacy where needed, to define and enhance open spaces, and generally to  
6        enhance the appearance of the project. Landscaping also includes the design and  
7        protection of planting areas so that they are less susceptible to damage from vehicles or  
8        pedestrian movements.

9        6. As determined in Finding of Fact No. 4 and 5, the proposal will not create any significant on-  
10       site impacts, including those specifically addressed in the criteria above.

11       **RMC 4-9-200(E)(3)(d): Access and Circulation:** Safe and efficient access and circulation for  
12       all users, including:

13       **i. Location and Consolidation:** Providing access points on side streets or frontage streets  
14       rather than directly onto arterial streets and consolidation of ingress and egress points on  
15       the site and, when feasible, with adjacent properties;

16       **ii. Internal Circulation:** Promoting safety and efficiency of the internal circulation system,  
17       including the location, design and dimensions of vehicular and pedestrian access points,  
18       drives, parking, turnarounds, walkways, bikeways, and emergency access ways;

19       **iii. Loading and Delivery:** Separating loading and delivery areas from parking and  
20       pedestrian areas;

21       **iv. Transit and Bicycles:** Providing transit, carpools and bicycle facilities and access; and

22       **v. Pedestrians:** Providing safe and attractive pedestrian connections between parking  
23       areas, buildings, public sidewalks and adjacent properties.

24       7. As determined in Finding of Fact No. 4, the proposal provides for adequate access and  
25       circulation as required by the criterion above.

26       **RMC 4-9-200(E)(3)(e): Open Space:** Incorporating open spaces to serve as distinctive project  
focal points and to provide adequate areas for passive and active recreation by the occupants/users  
of the site.

8. The proposal provides for adequate open space as required by the criterion above as  
determined in Finding of Fact No. 4.

**RMC 4-9-200(E)(3)(f): Views and Public Access:** When possible, providing view corridors to  
shorelines and Mt. Rainier, and incorporating public access to shorelines.

9. As determined in Finding of Fact No. 5, no view corridors to shorelines or Mt. Rainier are adversely affected. No shorelines are in the vicinity for purposes of requiring public access.

**RMC 4-9-200(E)(3)(g): *Natural Systems: Arranging project elements to protect existing natural systems where applicable.***

10. Natural systems will not be adversely affected by the proposal as determined in Finding of Fact No. 5.

**RMC 4-9-200(E)(3)(h): *Services and Infrastructure: Making available public services and facilities to accommodate the proposed use.***

11. The project is served by adequate services and facilities as determined in Finding of Fact No. 4.

**RMC 4-9-200(E)(3)(i): *Phasing: Including a detailed sequencing plan with development phases and estimated time frames, for phased projects.***

12. The project is not phased.

### **Modifications**

**RMC 4-9-250(D)(2): *Whenever there are practical difficulties involved in carrying out the provisions of this Title, the Department Administrator may grant modifications for individual cases provided he/she shall first find that a specific reason makes the strict letter of this Code impractical, that the intent and purpose of the governing land use designation of the Comprehensive Plan is met and that the modification is in conformity with the intent and purpose of this Code, and that such modification:***

- a. Substantially implements the policy direction of the policies and objectives of the Comprehensive Plan Land Use Element and the Community Design Element and the proposed modification is the minimum adjustment necessary to implement these policies and objectives;*
- b. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment;*
- c. Will not be injurious to other property(ies) in the vicinity;*
- d. Conforms to the intent and purpose of the Code;*
- e. Can be shown to be justified and required for the use and situation intended; and*
- f. Will not create adverse impacts to other property(ies) in the vicinity.*

13. The criterion above are met for the requested parking standard modification for the reasons identified at page 10 of the staff report. The criterion above area also met for the landscaping modification requested by the applicant, provided that the landscaping perimeter is reduced to 8 feet

1 instead of six feet eight inches as requested by the applicant, for the reasons identified at page 9 of  
2 the staff report.

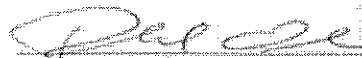
### 3 4 **DECISION**

5 The site plan, parking standard modification and landscaping modification (limited to a reduction to  
6 eight feet) are approved subject to the following conditions:

- 7 1. The applicant shall comply with the two mitigation measures issued as part of the  
8 Determination of Non-Significance Mitigated, dated September 26, 2014.
- 9 2. The applicant shall be required to record a formal Lot Combination in order to ensure the  
10 proposed mixed use building is not built across property lines. The instrument shall be  
11 recorded prior to building permit approval.
- 12 3. The applicant shall be required to submit a revised landscape plan to the Current Planning  
13 Project Manager prior to building permit approval. The revised landscape plan shall  
14 depict the following: an 8-foot wide landscape area at the northeast corner of the site  
15 between the public right-of-way and parking stalls; a tree to be located in the landscape  
16 area at the southwest corner near the alley adjacent stalls 20-22 (Exhibit 15); a landscaped  
17 area to be created at the northwest corner near the alley where the parking stall number 10  
18 (Exhibit 15) is reduced to a compact stall and a tree and groundcover planted; and  
19 updated shrub plantings that grow taller than the proposed Oregon grape in the proposed  
20 landscaped areas on the southern boundary.
- 21 4. The applicant shall submit bicycle parking detail demonstrating compliance with the  
22 bicycle requirements outlined in RMC 4-4-080F. The bicycle parking detail shall be  
23 submitted to and approved by the Current Planning Project Manager prior to building  
24 permit approval.
- 25 5. The applicant shall be required to revise the parking plan to include the reduced stall  
26 widths as needed to provide the 8-foot wide landscape area at the northeast corner and the  
reduced stall length for the northwest parking stall where a tree is to be located. The stalls  
1-10 as identified on Exhibit 15 would need to be updated.
6. The revised parking plan shall be submitted to and approved by the Current Planning  
Project Manager prior to building permit approval or construction permit approval  
whichever comes first.
7. The applicant shall be required to submit a conceptual sign package which indicates the  
approximate location of all exterior building signage (residential and commercial).  
Proposed signage shall be compatible with the building's architecture and exterior  
finishes. The conceptual sign package shall be submitted to, and approved by, the Current  
Planning Project Manager prior to building permit approval.

- 1 8. The applicant shall provide a lighting plan which complies with the Design District  
2 standards. The plan shall indicate the location of exterior/ornamental lighting to be  
3 attached to the building, and any surface parking lighting, including specifications of the  
4 light fixtures. The lighting plan shall ensure that lighting adequately provides for public  
5 safety without casting excessive glare on adjacent properties at the time of building  
6 permit review. Down-lighting shall be used in all cases to assure safe vehicular  
7 movement in an area where pedestrians could be walking. The lighting plan shall be  
8 submitted to, and approved by, the Current Planning Project Manager prior to building  
9 permit approval.
- 10 9. The applicant shall provide a detail of the canopies identified on the front façade which  
11 complies with the Design District standards. The canopy plan shall be submitted to, and  
12 approved by, the Current Planning Project Manager prior to building permit approval.
- 13 10. The applicant shall provide a seating area for two or more users near the front façade of  
14 the building along Park Ave N which complies with the Design District standards. The  
15 seating shall be of durable, vandal- and weather-resistant materials that do not retain  
16 rainwater and can be reasonably maintained over an extended period of time and that do  
17 not impede or block pedestrian access to public spaces or building entries. The seating  
18 location shall be indicated on a revised site plan and a detail shall be submitted to, and  
19 approved by, the Current Planning Project Manager prior to building permit approval.

20 DATED this 12th day of November, 2014.

21   
22 Phil A. Olbrechts  
23

24 City of Renton Hearing Examiner  
25

### 26 Appeal Right and Valuation Notices

21 RMC 4-8-080 provides that the final decision of the hearing examiner is subject to appeal to the  
22 Renton City Council. RMC 4-8-110(E)(14) requires appeals of the hearing examiner's decision  
23 to be filed within fourteen (14) calendar days from the date of the hearing examiner's decision.  
24 A request for reconsideration to the hearing examiner may also be filed within this 14 day appeal  
25 period as identified in RMC 4-8-110(E)(13) and RMC 4-8-100(G)(9). A new fourteen (14) day  
26 appeal period shall commence upon the issuance of the reconsideration. Additional information  
regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall –  
7<sup>th</sup> floor, (425) 430-6510.

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.